

# **CHADDS FORD TOWNSHIP PLANNING COMMISSION**

## **Minutes**

April 30, 2003

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, April 30, 2003. Present were William J. Taylor, Maurice Todd, James Reamer and Anthony Cutrona. Also in attendance were J. P. Kelly of Kelly Engineers and Sabina J. Taylor, Secretary Pro tem. The meeting was called to order at 7:30 p.m.

**PUBLIC COMMENT - None**

**MINUTES -** The minutes of the March 26, 2003 were corrected to add James Reamer to the list of members present at that meeting. The minutes were then approved as corrected on a motion by Maurice Todd, seconded by William Taylor.

**CORNERSTONE -** The Planning Commission had previously recommended approval of the plan for this subdivision showing all 4 lots sharing a common driveway. When submitted to PennDOT they did not approve the 4 lots on one driveway without significant changes to the driveway. The revised plan now shows 3 lots sharing the common driveway and Lot #1 using the currently existing driveway. PennDOT has given a verbal approval for this revision. The plan is being presented tonight just for the Planning Commission's information. There is no action required by the Planning Commission. The plan is to be presented to the Supervisors to be considered for final approval at the May 7, 2003 Board of Supervisors meeting.

**FISHER CARPET ONE -** Tom Schocklin, of Vollmer Associates, said the most significant change to this plan is the old spa building has been eliminated and it is now incorporated in the one building shown on the plan. Mr. Schocklin said the plan shows 158 parking spaces which his client feels is more than adequate. There has been previous discussion about the possibility of not paving all spaces, but holding some in reserve and construct them if and when the township deems it necessary.

Comments from the Kelly Engineers Plan Review letter dated April 28, 2003 were then discussed.

- < Conditional Use will be required because the proposed building is more than 10,000 square feet of gross floor area. Conditional Use recommendation is requested so that the applicant may go to the Supervisors with their request.
- < Lighting plan will be revised to address comment #6.
- < Speed bumps will be constructed on the one way driveway to Oakland Road. Signage will be used to designate this drive for emergency use only.
- < Sanitary sewer line will be labeled and the final design for the drip irrigation will be provided after comments from DEP are received. DEP is not requiring a 100% replacement area for the proposed drip irrigation system.
- < The issue of tree replacement will be addressed with the Supervisors.
- < A new well will be drilled and all other wells on the property will be properly abandoned.
- < Mr. Jensen noted that the Fire Marshall for CFT is Tim Greene
- < Size and location of dumpsters were discussed. The applicant will provide whatever is necessary.

Mr. Kelly questioned the amount of storage space provided. Mr. Schocklin said the architect worked out the square footage for the four anticipated uses; retail stores, offices, professional offices and storage area. The required parking spaces were determined using these calculations.

The necessity for a replacement area for the Drip Irrigation System was noted by Mr. Kelly. Mr. Schocklin responded that the plan for the Drip Irrigation System will be submitted to Kelly Engineers and Stu Pollack, CFT SEO. Access to the sewage treatment plant for maintenance was explained.

On a motion by Mr. Todd, seconded by Mr. Reamer, the Planning Commission recommended approval be given for the preliminary plan subject to the conditions to be satisfied and the details to be furnished.

The Planning Commission also recommended that Conditional Use be granted by the Supervisors, on a motion by Mr. Todd, seconded by Mr. Cutrona.

CARRABBA'S RESTAURANT - Joseph D'Amico, Esquire, representing the Henderson Group, gave a brief history of the development of Painter's Crossing Shopping Center located at the northwest corner of Route 1 and Route 202. Mr. D'Amico then introduced Jeffery Nagorny, of Vollmer Associates who explained the proposed plan. Parking issues were discussed and Mr. Nagorny noted that after the proposed restaurant is built there will still be more parking spaces than are required in the shopping center. The comments in Kelly Engineers' letter dated

April 25, 2003 were reviewed. Zoning issues to be addressed include lighting, parking, set backs, impervious coverage, landscaping, and building height. Under Subdivision and Land Development, some of the comments relate to Environmental Impact Assessment, planning module submission, access to public water and sewer, stormwater management, erosion control, and grease trap details. Mr. Jensen, CFT Plumbing Inspector, discussed grease trap requirements. Eric Hartman, representing Carrabba's, answered questions regarding the operation of the proposed restaurant. Mr. Reamer expressed his concern about the safety of both vehicular and pedestrian traffic due to traffic patterns. He asked if signage would help to direct people to park in the proper area. This will be considered.

Mr. Nagorny said revisions to the plan would be made based on tonight's discussions and they will return next month for further review.

**SOVEREIGN BANK** - Michael J. Lyons, Esquire, discussed the proposed relocation of the bank from its current location on Route 202 to property at the southeast corner of Marshall Road and Route 202. Tim Smith, of Chester County Innovation, Inc. reviewed the sketch plan and some of the comments made by the Planning Commission at the last workshop regarding access and parking. He noted that 24 parking spaces are required but the applicant would prefer 28. Mr. Smith said they are proposing access from Route 202 while preserving the current driveway from Marshall Road for right exit only. PennDot has not voiced any objections to this at this time. Mr. Smith pointed out that removal of the current buildings on the property will greatly enhance the sight distance from Marshall Road onto Route 202. Discussion followed relating to buffering, sewage disposal, stormwater and access to the site. The Planning Commission members agreed that the planned removal of the current building will be an improvement in sight distance and safety at this site.

**BURNING ORDINANCE** - Mr. Jensen suggested that the members look over the latest revised draft and make any changes if needed so that the Ordinance could be reviewed at the next Planning Commission workshop. It should then be ready for a recommendation by the next regular Planning Commission meeting.

**ADJOURNMENT** - On a motion by Anthony Cutrona, seconded by William Taylor, the meeting adjourned at 9:55 p.m.

Respectfully submitted,



Sabina J. Taylor, Secretary Pro Tem